

40.250.090 Equestrian Overlay Zone

A. Purpose

This district is intended to ensure continued equestrian activities, encourage safe circulation within equestrian neighborhoods, access to regional/community trails or equestrian facilities, signage to alert residents, newcomers, and encourage travelers to the equestrian community, encourage environmentally sound horse keeping, and sustain the area's rich equestrian tradition.

B. Applicability

This district will apply to property owners who voluntarily agree to ensure that equestrian activities may continue on their land through the formation of an association with adopted bylaws, conditions, covenants and restrictions and/or easements running with the land.

An equestrian overlay zone (EQ) may only be established on parcels located outside of the Urban Growth Boundary. Ideally, an equestrian overlay zone will be located on lands primarily adjacent to or in close proximity to existing and future open space and trail systems, in particular, open space and trails which support equestrian uses; and lands adjacent to or in close proximity to rural centers.

C. Uses

The following uses are permitted in the overlay district:

1. All uses specifically permitted or conditional in the base zoning district shall continue to be allowed according to the review procedures consistent with the Unified Development Code.
2. Equines to be housed on a property for the landowner's private use.

D. Process

Establishing the (EQ) requires a Comprehensive Plan Map Amendment to create the overlay designation and is subject to the procedure outlined in 40.560.010 (D)

E. Standards

Comprehensive Plan Amendment – All proposals shall comply with CCC 40.560.010 (G)

F. Submittal Requirements

Comprehensive Plan Map Amendment. In addition to the submittal requirements in CCC 40.560.010(D)(3) the following is required:

1. Location of all equestrian trails and easements related to the equestrian trails;
2. Location of all land to be dedicated or reserved for public use with the use indicated;
3. Include location of equestrian community signs, as well as location of those signs at the entrances of the equestrian area;
4. Indicate where any easements or crossings will cross the right-of-way;
5. A copy of any by-laws, articles of incorporation of the association, easements, maintenance agreements and any covenants, etc; Prior to recording with the County Auditor, any conditions, covenants and restrictions shall be approved as to form by the Prosecuting Attorney.